

ANDERSON & DENZLER ASSOCIATES, INC.

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January 14, 2021

Morris Plains Planning Board
Borough of Morris Plains
531 Speedwell Avenue
Morris Plains, New Jersey 07950

Re: M&M at Morris Plains, LLC
Block 121, Lot 1.03
1 Adams Avenue
PB-5-18a

Application for Amended Preliminary & Final Major Site Plan consisting of the following:

- December 21, 2020 transmittal letter from Mr. John Taikina
- Application for Development
- Checklist E
- 7 Sheets of floor and roof plans from Marchetto Higgins Stieve with 12-18-20 revision date
- Sheets C-01, C-09, C-14, C-20, C-26, C-32, C-41, C-48, C-54 & C-93 of the Amended Site Plan, prepared by Bohler Engineering with 10-20-2020 revision date

Dear Board Members:

Applicant has applied for Amended Site Plan to permit changes to the Affordable Housing Building. An outline of some of the changes to the building can be found in Mr. Taikina's December 21, 2020 letter. Our completeness review only is as follows:

CHECKLIST E:

1. Checklist Item #24: Tract boundary lines. Waiver requested and recommended.
2. Checklist Item #25: Existing property lines. Waiver requested and recommended.
3. Checklist Item #33: Existing and proposed easements. Waiver requested and recommended.
4. Checklist Item #45: Building elevations at a scale not less than 1/8" = 1' not provided. No building elevations were received.
5. Checklist Item #49a-d: Trash and recycling information. Waiver requested and not recommended since recycling has been eliminated from the floor plans.
6. Checklist Item #50: Products sold. Waiver requested and recommended.
7. Checklist Item #58: Soil Disturbance Permit, Tree Removal Permit and EIS. Waiver requested and recommended.

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-2-

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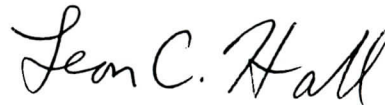
8. Checklist Item #60: Phasing Map. Waiver requested and recommended.
9. Checklist Item #61: Posting a performance guarantee. Waiver requested and recommended.
10. Checklist Item #62: Stormwater Control Plan. Waiver requested and recommended.
11. Checklist Item #63: Steep Slope Map Details. Waiver requested and recommended.
12. Checklist Item # 64a: CAD copy of final site plan. Waiver requested and recommended for completeness.

Also, the Applicant must prepare a more comprehensive summary of the proposed changes to the floor plans and building. Just to list a few of the changes identified:

- Elimination of mailroom
- Elimination of mechanical room
- Elimination of recycling
- Significant reductions in floor area of:
 - Trash room
 - Package room
- Addition of 2 "TEL" rooms
- Addition of Amenity room
- Changes to floor areas of the 2 and 3 bedroom units
- Mathematical errors in floor area:
 - Previously approved plans: $27' \times 39' = 1,053$ s.f. vs. 1,154 s.f. on plans
 - Proposed plans: $27' \times 43' = 1,161$ s.f. vs. 1,150 s.f. on plans

Based on the above, we recommend the Board deem the application incomplete from an engineering viewpoint.

Very truly yours,
ANDERSON & DENZLER ASSOC., INC.



Leon C. Hall, P.E.
Borough Engineer

LCH:dm/MP5232

c: C. Falcon, via email & fax
E. Leheny, via email